

Mauna Luan

Newsletter

January 2015
Edition



INTERRUPTION OF WATER SERVICE TO ENTIRE PROPERTY

On **Tuesday, January 6, 2015 between the hours of 9:00 a.m. and approximately 11:00 a.m.**, the water service to the entire property will be interrupted periodically while a plumbing contractor conducts the annual testing of our backflow prevention valve. This valve is attached to the main water line from the City and County and is intended to prevent contaminated water from flowing backwards into the City and County water system in the event their pumps fail causing a loss of City pressure. During the actual test the water should only be off for brief periods at any one time but due to the various phases of the test we cannot pin down the exact times so you will need to plan on not having water pressure for the entire period. **Also, due to the age of our backflow valve, the contractor may have to perform some repairs on the interior mechanisms. If this is necessary the water will be off for up to two full hours while this work is done.** Accordingly, if you think you may need water between the above hours you should draw it and set it aside prior to the above times. Also, because this affects the entire property you will not be able to utilize any of the common area water supplies either. We do apologize for the inconvenience; however, this work is required by the Board of Water Supply to ensure the safety of their water distribution systems.



spend some time with neighbors and friends. Also, anyone who has some type of special dish they would like to show off, please let us know ahead of time so we know how much and what type of food will be there. However, no one is under any obligation to bring anything!

Just stop by for a little while to meet some new people and have some great pupus and drinks. Hope to see you all there!



NEW PEST CONTROL CONTRACTS

Just a note that the new pest control contracts are now available in the Management Office for calendar year 2015. Please stop by or give us a call and we can have one delivered to your apartment or emailed to you. You can also download a copy from our web site. Also, we will need everyone on the contracted service to sign a new Entry Authorization Form if you want them to use our set of keys for entry to your apartment. If there are any questions regarding this service or what you need to do please contact us at 395-7544.

RE-CODING OF SECURITY KEYS

We will be performing our annual re-coding of all security keys during the month of February 2015. These security keys are the flat metal disks that allow entrance to the main buildings and Recreation Building. They are re-coded each year as part of our security program to weed out lost or stolen keys from the inventory. This process does require a trip to the Management Office by you with **EACH** key, but it only takes a minute or so to have your key re-coded and you don't even have to remove it from your key ring. Below is the current schedule for the re-coding:



NEW YEAR'S DAY RECEPTION

The Mauna Luan Board of Directors will once again be sponsoring a New Year's Day get-together in the West Lobby on **Thursday, January 1, 2015 between 3:00 p.m. and 5:00 p.m.** As we all wind down from a hectic holiday season, this is always a good chance to relax and



East Building Residents.....Feb 2 - 7
West Building Residents.....Feb 9 - 14
All Others.....Feb 17 - 21

On **Monday, February 23, 2015** we will change all door locks to accept only the new code and no longer accept the old code. If your keys have not been re-coded by that time they will no longer work in the doors. During the time between getting your keys re-coded and the time we change the locks, you do not have to worry about your keys working as they will carry both the new code and the old code. If anyone has any questions regarding this process please contact the Management Office.

RECYCLING OF CHRISTMAS TREES



As we do each year, we will be recycling Christmas trees again for all of our residents. All trees should be left in the grass area above the large trash bin that is staged in our Car Wash Area. **PLEASE REMEMBER** that you will need to remove all decorations, flocking, nails, etc., from your tree for them to be accepted by the recycling facility. Please **DO NOT** place your trees inside the trash bin. We will be staging all of the trees and will bring in a separate trash bin a little later so they can be recycled into mulch. We also ask that you pick up a **FREE PLASTIC BAG** to place your tree inside of before you bring it down in the elevators. This really helps alleviate the additional mess in our hallways and elevators, which our staff must then clean, and also prevents fouling of the elevator door tracks which can prevent the elevators from operating properly. You can get one of these bags from Security at the Guardhouse or from the Management Office. Thanks for your help!

HOUSECLEANING REMINDER



A reminder that the large trash bin in our Car Wash Area will be here through approximately **Friday, January 16th** for your use in disposing of unwanted household items. After that date, nothing except Christmas trees may be placed into the bin. Again, you may dispose of any large items of furniture or rubbish that you may not want to pay hauling charges for. As we mentioned before however, the landfill **will not take refrigerators, air conditioners, televisions, computers or monitors, washer/dryers, or any type of petroleum products (oil or gas)**. Most other items are okay. Please give us a call if you are not sure about something you would like to place in the bin.



NEW YEAR'S EVE FIREWORKS

Just a reminder that fireworks are not permitted to be used on Mauna Luan premises. Although we realize that some of our residents would like to "cut loose" for New Year's Eve, the

majority of our residents would still like to maintain the noise at a reasonable level, so fireworks and loud parties will need to be taken elsewhere. Please abide by our house rules for the safety and enjoyment of all our residents. Mahalo!!!!



HOLIDAY REMINDER

The Management Office will be closed on Monday, January 19, 2015 in observance of the Martin Luther King holiday. Please contact Security at 395-7422 if you need assistance. Have a safe and fun holiday!



A HUGE THANKS FROM THE ENTIRE MAUNA LUAN STAFF



We would like to pass on our thanks to everyone who was able to contribute to our employees' Christmas fund this year. Your very generous donations of monetary gifts and other treats really helped again to make our employees' Christmas a great one! Our employees really do appreciate the fact that you notice and acknowledge their hard work by contributing to their holiday enjoyment. Our deepest, heartfelt thanks to you all!

USE OF HOME ENTERTAINMENT SYSTEMS

Just a reminder on the volume levels, to include the bass settings, whenever our residents use their home entertainment systems. Because our buildings are made of concrete, noise is transmitted very easily to surrounding apartments. This problem is made much worse in the late evening or early morning hours when there is very little noise outside to help mask the sounds. Because of this we would like to ask that everyone be especially cognizant of the noise issues when using these types of systems. Bass settings should always be kept at a low range and if using an entertainment system late at night or early in the morning, please remember that their use is restricted between 10:00 p.m. and 8:00 a.m., unless headsets are used. Mahalo for your help!

As always, we solicit your comments, suggestions and even complaints to help keep the Mauna Luan one of the finest places to live in Hawaii. Have a great new year!

Did you know that we have a web site? Please visit us at: www.maunaluan.com to find more information about the Mauna Luan. Mahalo!

